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Resource Report



UPDATES TO THE WAUKESHA COUNTY SHORELAND AND FLOODLAND SUBDIVISION CONTROL ORDINANCE

By: Kathy Moore, Senior Planner

The Planning and Zoning Division is currently in the process of updating the Waukesha County Shoreland and Floodland Subdivision Control Ordinance, in accordance with recommendations made by the adhoc Land Development Workgroup. One of the recommended changes was that all Land Division Ordinances in Waukesha County have a consistent definition of a "Subdivision". Currently the Shoreland and Floodland Subdivision Ordinance defines a "Subdivision" as a land division which creates three (3) or more lots of five (5) acres or less in area, within a five (5) year period. The proposed new definition of a "Subdivision" is a land division which creates five (5) or more lots of 1 1/2 acres or less in area, inclusive of the original remnant parcel, within a five (5) year period, or a land division which creates six (6) or more residential parcels of any size, inclusive of the original remnant parcel, within a five (5) year period.



Another significant change is the requirement that a "Check List" be used for all reviews of Subdivision Plats and Certified Survey Maps. It is hoped that the use of a "Check List" will ensure a consistency of land division reviews, as well as aid surveyors, engineers, and developers in the preparation and submittal of Subdivision Plats and Certified Survey Maps. Amendments are also proposed to the Compliance Section of the Subdivision Control Ordinance, which will update it to reference the new Ordinance Regulating Private Onsite Sewage Disposal Systems, the County Trunk Highway Access Ordinance, the Waukesha County Construction Site Erosion and Stormwater Management Ordinance, and the Wisconsin Department of Transportation's TRANS 233 Permit. Amendments to update the submittal procedure are also proposed.

County ordinance updates are in the works to address land division issues in the shoreline & floodplain areas.

A Joint Public Hearing regarding the proposed amendments to the Shoreland and Floodland Subdivision Control Ordinance was held by the Land Use, Parks and Environment Committee and the Waukesha County Park and Planning Commission on April 12, 2001. In addition, the Planning and Zoning Division staff is collecting comments from local municipalities and the public, prior to the proposed amendments being forwarded to the Waukesha County Board of Supervisors for their approval.